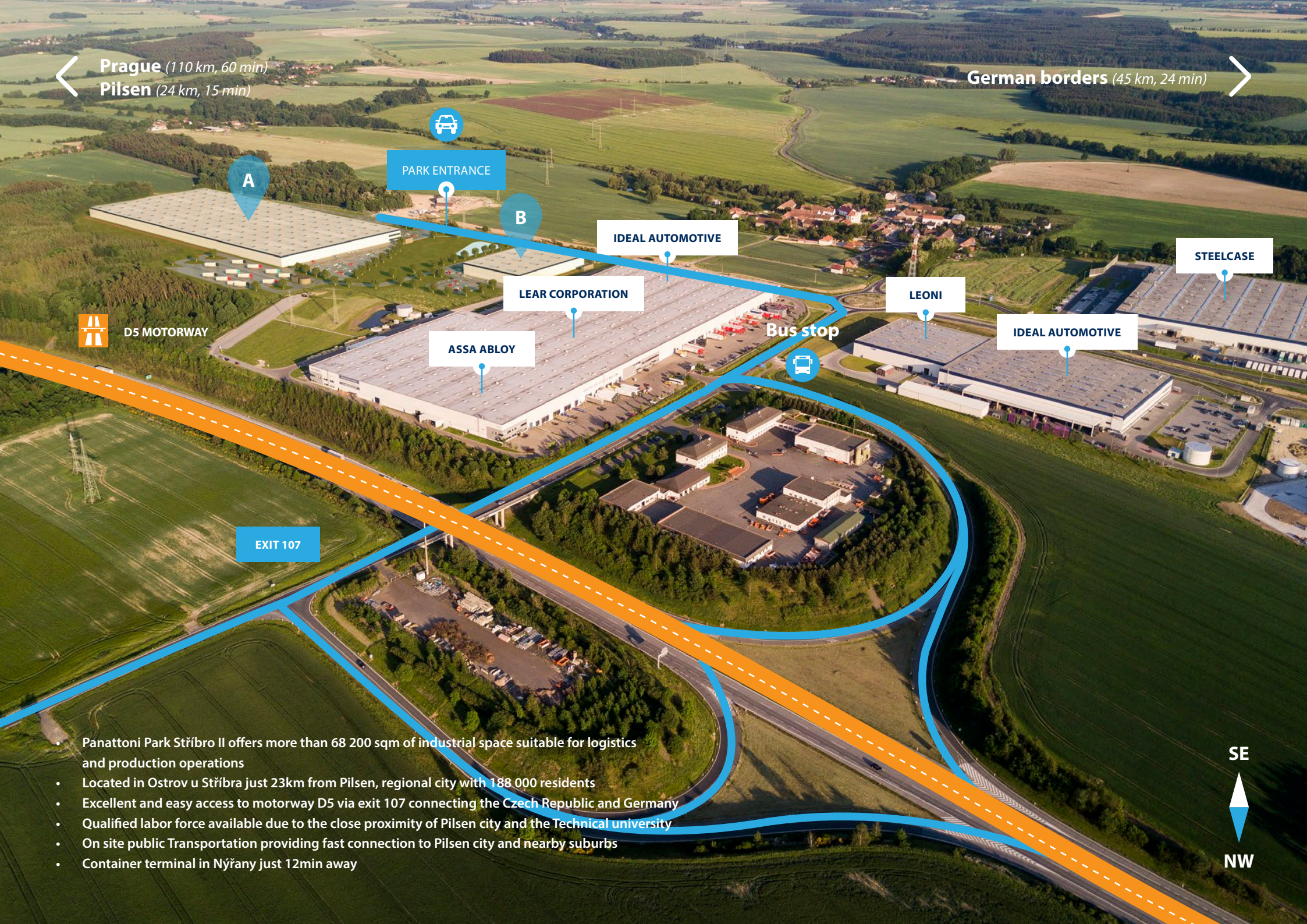






Prague (110 km, 60 min)
Pilsen (24 km, 15 min)

German borders (45 km, 24 min)



A

PARK ENTRANCE

B

IDEAL AUTOMOTIVE

LEAR CORPORATION

LEONI

STEELCASE



D5 MOTORWAY

ASSA ABLOY

Bus stop

IDEAL AUTOMOTIVE

EXIT 107

- Panattoni Park Stříbro II offers more than 68 200 sqm of industrial space suitable for logistics and production operations
- Located in Ostrov u Stříbra just 23km from Pilsen, regional city with 188 000 residents
- Excellent and easy access to motorway D5 via exit 107 connecting the Czech Republic and Germany
- Qualified labor force available due to the close proximity of Pilsen city and the Technical university
- On site public Transportation providing fast connection to Pilsen city and nearby suburbs
- Container terminal in Nýřany just 12min away

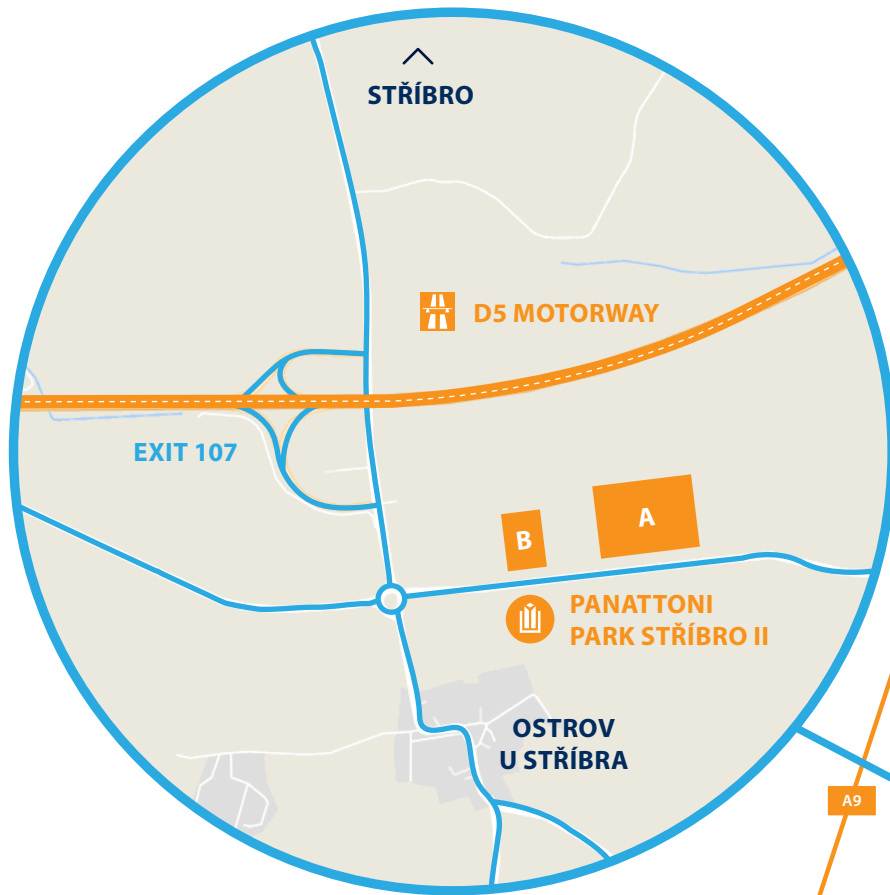
SE



NW

PERFECT ACCESS FROM EXIT 107

GREAT VISIBILITY FROM D5 MOTORWAY



Key distances

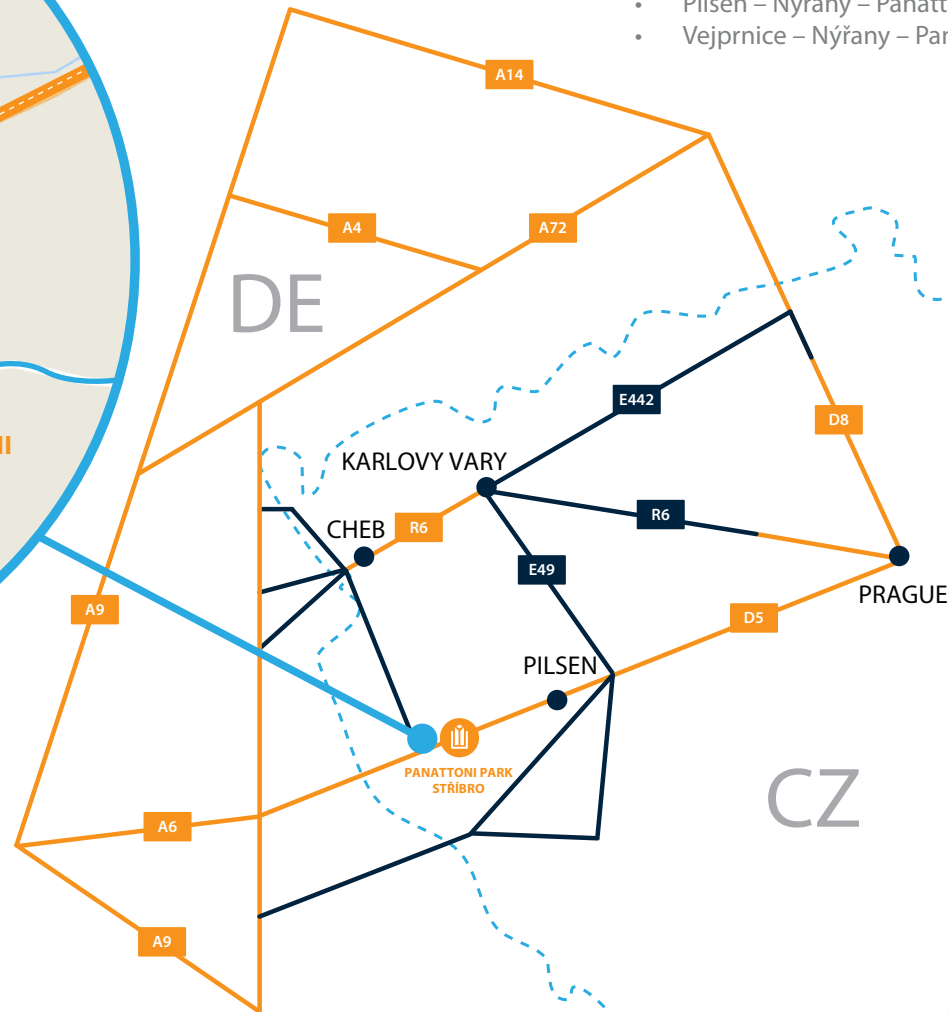
- Pilsen 24 km / 15 minutes
- German borders 45 km / 24 minutes
- Prague 110 km / 60 minutes



Bus connections

Panattoni Park Stříbro is serviced by a bus transportation scheduled precisely according to the shifts of the companies located within the Park. Existing connections include:

- Stříbro – Kladruby – Panattoni Park Stříbro (11 km)
- Pilsen – Panattoni Park Stříbro (28 km)
- Pilsen – Nýřany – Panattoni Park Stříbro (29 km)
- Vejprnice – Nýřany – Panattoni Park Stříbro (20 km)



STANDARD TECHNICAL SPECIFICATION

SUPPORTING STRUCTURE

- Pad or pilot foundations, insulated plinth panels up to 30cm above floor
- Prefabricated concrete columns in 12 x 24 m grid or per layout
- Prefabricated concrete or steel roof beams, clear height of 10m

FLOOR

- Fibre reinforced concrete floor, PE membrane, cut joints, 18cm thick, surface treated with hardener
- Load capacity of 50 kN/sqm, 60 kN point load
- Flatness according to DIN 1822, table 3, line 3

ROOF

- Corrugated steel sheets, mineral wool insulation, PVC membrane
- Free load capacity of 15 kg/sqm for clients installations
- Min. 2% of skylights in warehouse area
- Syphonic drainage system, emergency overflows

FAÇADE

- Horizontal sandwich panels with mineral wool insulation
- Prefabricated concrete façade around docks to approx. 4.5m height
- Double glazed windows in offices with insulated PVC profiles

DOCKS

- 1x electrically operated 3 x 3.2 m dock for each 1 000 sqm of hall
- Each dock equipped with hydraulic leveller, 60 kN capacity, PE shelter, wheel guides
- 1x electrically operated 3.5 x 4.2 m drive-in gate for each 5 000 sqm of hall



HALL INSTALLATIONS

- Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing
- ESFR sprinklers under roof, FM Global certified tank and pumps
- 200 lux LED lighting (excluding influence of clients installations)
- 1x 630 kVA dry transformer station per each 25 000 sqm of hall

PRODUCTION UPGRADE (OPTIONAL)

- Increased façade and roof insulation
- Heating and ventilation in accordance with code for manufacturing (assembly)
- 300 lux LED lighting (excluding influence of clients installations)
- Increased percentage of skylights area

OFFICES

- 2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance
- Aluminium entrance door with canopy to entrance lobby
- Tiles, carpets or PVC floor surfaces, suspended mineral ceiling panels
- Social rooms with ceramic fixtures, wall tiles, and basic accessories
- PVC cable trays below windows, 2x 220V socket per work place
- Server room with 2 split units and antistatic PVC floor
- Top cooling

OUTSIDE AREAS

- Hard areas from concrete pavers, sloped for drainage
- 2m high mesh fence, entrance barriers and manual gate
- Green areas with grass, brushes, and trees

Development concept

Total built-up area 68 200 sqm

Building A 61 000 sqm

Building B 7 200 sqm

WAREHOUSE

Column grid 12 m x 24 m

Clear height 10 m – higher building possible

ESFR sprinkler system

Light intensity in the hall 200 lux

Skylights min 2%

Floor loading 5t/sqm

OFFICE PREMISES

Clear height 2,7 m

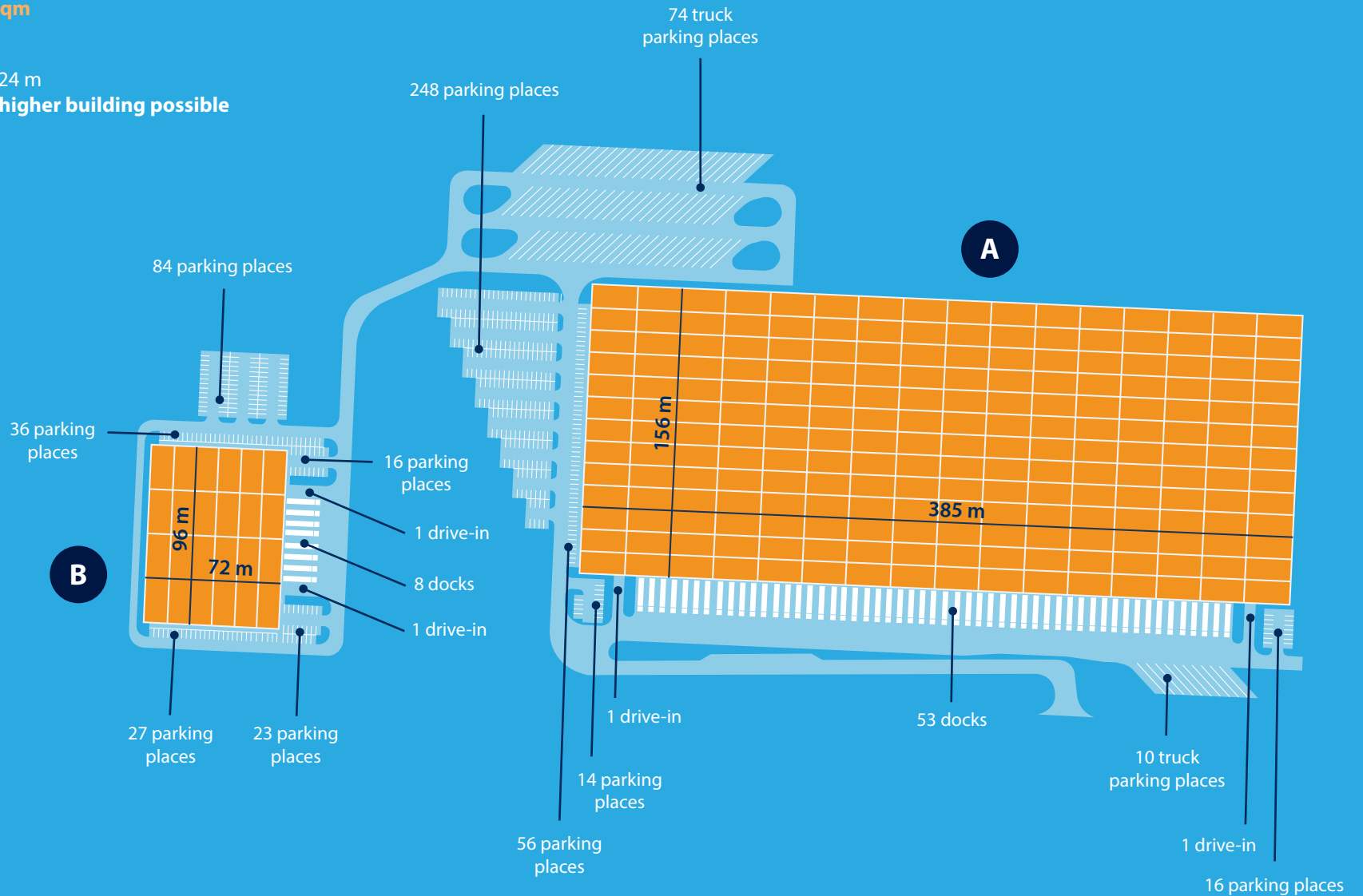
Light intensity 500 lux

Built to suit solution

SUSTAINABILITY TRENDS

LED lighting

BREEAM Very Good certified





🏠 PANATTONI PARKS

BUILT-TO-SUIT AND CLIENTS

- 1 Amazon, GM Electronic, CEVA Logistics, StayOnline, Stokvis Tapes, Iron Mountain
- 2 DSV, TIREX TYRE, SMIC, Panalpina, Europe Ecommerce Services, Huajie, ViaPharma
- 3 Yanfeng (Johnson Controls)
- 4 Alpha Corporation (Assa Abloy)
- 5 Simoldes Plasticos
- 6 HP Tronic
- 7 Saint Gobain Sekurit, Raben Group
- 8 KION Group, Lear Corporation, Leoni, Steelcase, Ideal Automotive, Assa Abloy, GEA Bock Czech

- 9 DHL, BWI, Tchibo
- 10 Filtration Group, Trost, Faurecia, SONY DADC, Alutech, IAC, Maurice Ward, Groupe Plastivaloire
- 11 IAC
- 12 Bombardier
- 13 Okay, Lorenc Logistic, Richter+Frenzel, Dermacol, Baby Direkt
- 14 TI Automotive, Streit
- 15 Lear Corporation



Panattoni Worldwide
International vision. Local focus.

With an expansive international platform, Panattoni Development Company, Inc. specializes in industrial, office and build-to-suit development. Our 31 offices in the United States, Canada and Europe are responsible for the development of approximately 30 million square meters. Each office is rooted in the local community with strong partnerships that produce the best results for our clients in each region. You can find us in Poland, Great Britain, the Czech Republic, Slovakia, Germany and Luxembourg.

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